



Administrative Policy
FT – GRADING AT RISK
Community Development – A409b

Effective Date:

June 2010

Revised Date:

Fast Track

Grading At Risk

Summary

Prior to June, 2010 the Town of Payson code prohibited the issuance of a Grading Permit prior to the issuance of a Building Permit for any project. In June, 2010 the Payson Town Council revised the Town Code to allow the issuance of a “Grading at Risk” Permit that can be issued prior to the issuance of a Building Permit under certain criteria. The purpose of this change is to expedite the construction process by allowing a developer to begin site grading work while the building plans are still being reviewed. This policy sets for the criteria whereby a “Grading at Risk” permit may be issued.

Criteria to participate in the program

1. The project must be something other than a single or two family residential unit.
2. The Grading and Drainage Plan for the project must be approved by the Public Works Department.
3. The full Building Plans and Landscape and Irrigation Plans must be submitted to the Town for review.
4. A bond has been posted by the developer in favor of the Town of Payson in an amount adequate to re-vegetate and landscape the disturbed areas on the site. The amount of the bond must be estimated by an approved Arizona Registered Professional and approved by the Town of Payson Public Works Department.

Process

1. The developer submits the Grading and Drainage Plan to the Public Works Department for review and approval.
2. Prior to approval of the Grading and Drainage Plan, the developer submits the full Building Plans and Landscape and Irrigation Plans must be submitted to the Town for review.
3. The Developer posts a bond as described in No. 4 above with the Town of Payson



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4. Upon approval of the Grading and Drainage Plan, and if Item Nos. 2 and 3 above are completed, the developer may request a “Grading At Risk Permit”.

Stipulations and Conditions

1. The “Grading at Risk Permit” is valid for a period of 90 calendar days. The Town may extend the time frame of the “Grading at Risk Permit” if there are delays attributable to the Town that prohibit the issuance of a full building permit. If the Building Permit has not been issued prior to the expiration or extension of the “Grading at Risk Permit”, all grading must stop and the developer shall re-vegetate and landscape the graded areas within 30 calendar days.
2. If the developer does not re-vegetate and landscape the graded areas within the 30 day period following the expiration of the “Grading at Risk Permit”, the Town may call upon the bond to re-vegetate and landscape the graded areas.
3. When the Building Permit is issued, the “Grading at Risk Permit” will be cancelled and a standard Grading Permit will be issued.
4. The Bond will be released upon issuance of the Building Permit and approval of the Landscape and Irrigation Plans.
5. The developer and owner understand and agree that all site work prior to the issuance of the full Building Permit is at their risk if any changes or modifications are required based upon final building plan approval.
6. The holder of the “Grading At Risk Permit” proceeds without any assurance that the permit for the full building or structure will be issued.